



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP

**SUITE A4-A5 3,302 SF  
(1,380 SF & 1,922 SF)**

**SUITE A6-A9 3,758 SF  
CREATE YOUR OWN CUSTOM SPACE**

72855 Fred Waring Dr  
Palm Desert, CA 92260

MUST SEE! Professional Medical and General Office space. Highly sought after location. Unique architecture. Centrally located in the heart of Palm Desert on heavily traveled Fred Waring Drive proximate to College of the Desert and Westfield Shopping Center. Great signage visibility.



**MEDICAL & OFFICE SPACE**

Marta Ward Blodgett  
310 493 0580  
mward@cbclyle.net  
CaDRE #01309501

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**COLDWELL BANKER COMMERCIAL  
LYLE & ASSOCIATES, LP  
78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211  
760.772.6400**

**FOR LEASE**

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# MESA OFFICE BUILDING

72855 Fred Waring Dr, Palm Desert, CA 92260

LEASE



## OFFERING SUMMARY

Available SF: A4-A5 - 3,302 SF.  
A6-A9 - 3,758 SF.  
Combined up to 7,060 SF.

Lease Rate: Range A4-A5 - \$1.35 PSF/Month  
A6-A9 - \$1.50 PSF/Month  
\$0.52 (NNN)

Building Size: 8,015 SF

Zoning: SP

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## PROPERTY OVERVIEW

Medical and General Office space available.

## PROPERTY HIGHLIGHTS

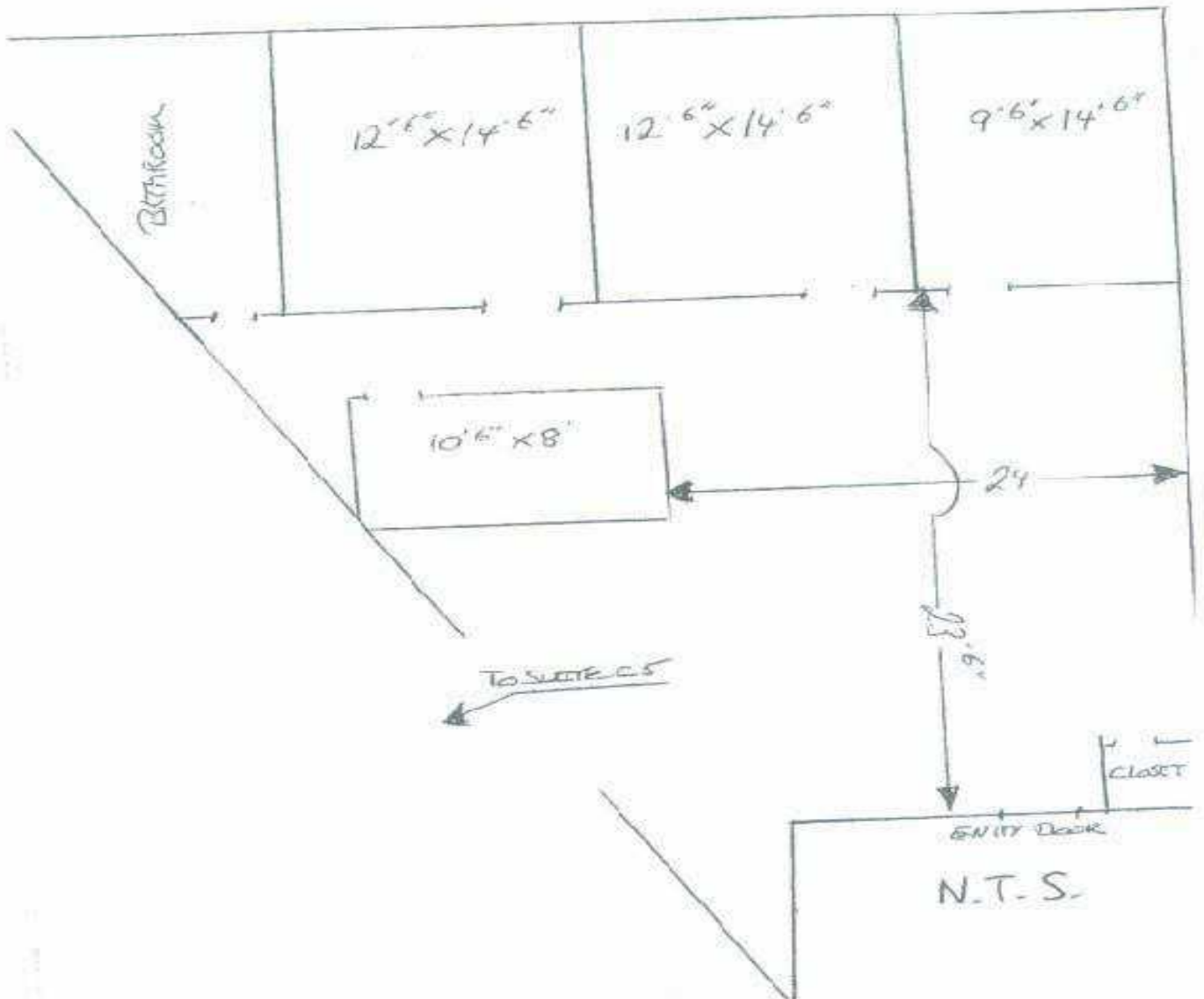
- SUITE A4 - Walk in reception, 21 cubicles in large open area, 1 large office with large desk, six additional cubicles, second office, storage closet, and restroom. All furniture can stay or be removed. Is combined with suite A5.
- SUITE A5 - Entry, large conference room with table, chairs, bookshelves, and credenza. Four offices, storage, two restrooms, kitchen, and IT room. Is combined with suite A4.
- SUITE A4-A5 - Are currently combined for 3,302 SF. Can be divided for qualified tenant.
- CREATE YOUR OWN CUSTOM SPACE - SUITE A6-A9 - Partially Built out office or medical space ready for Tenant Improvements. Current partial build out contains large lobby and reception area. 8 exam rooms, 5 offices, special procedure room, breakroom/lounge, 4 restrooms, and storage in multiple areas. Can divide for qualified tenant. Create your customized suite for tenants individual needs.



**MESA OFFICE BUILDING  
SUITE A4 FLOOR PLAN  
1,380 SF**

72855 Fred Waring Dr, Palm Desert, CA 92260

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Suite A-4

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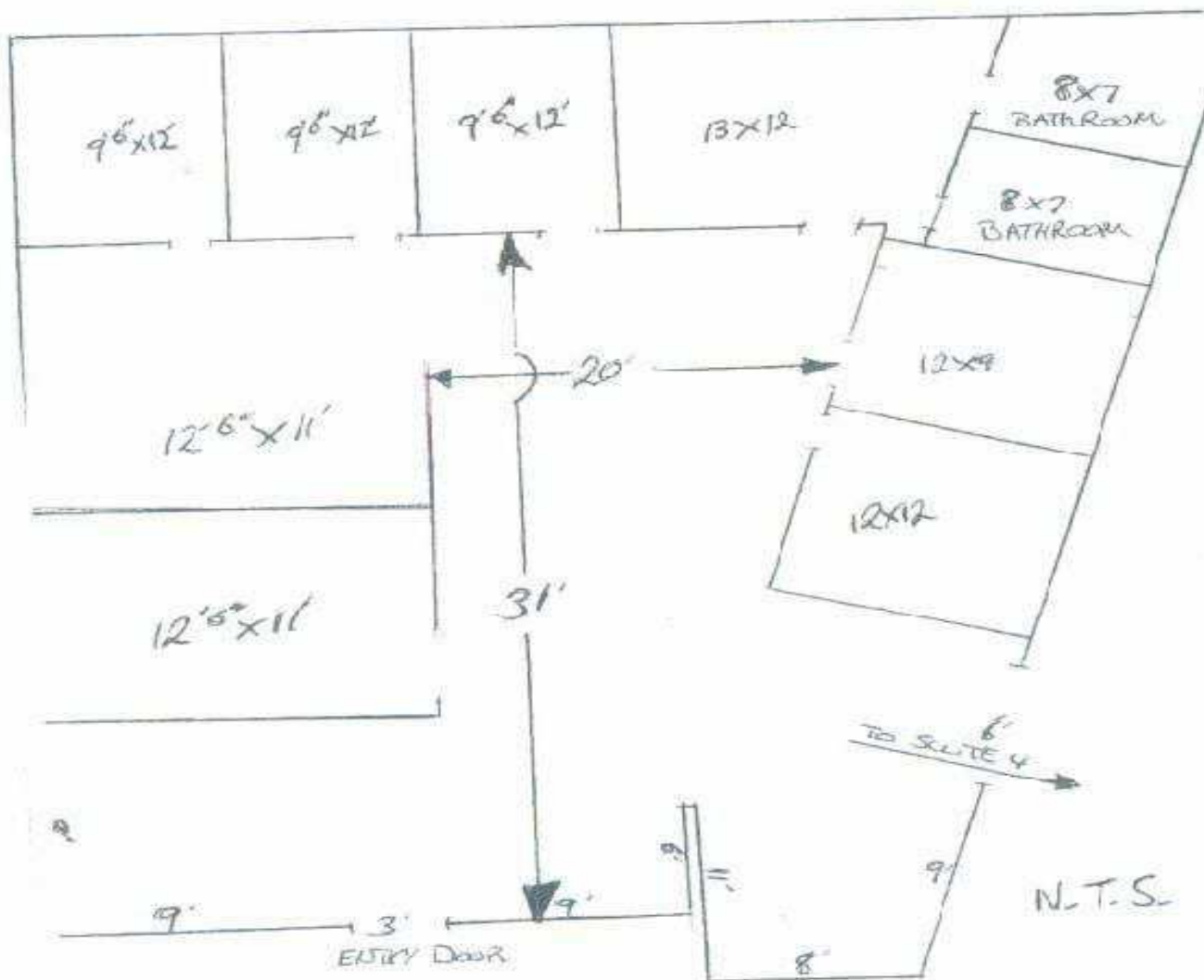
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# MESA OFFICE BUILDING SUITE A5 FLOOR PLAN 1,922 SF

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Suite A-5

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**MESA OFFICE BUILDING  
SUITE A4-A5 FLOOR PLAN  
3,302 SF.**

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# MESA OFFICE BUILDING SUITE A-4

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Walk in reception



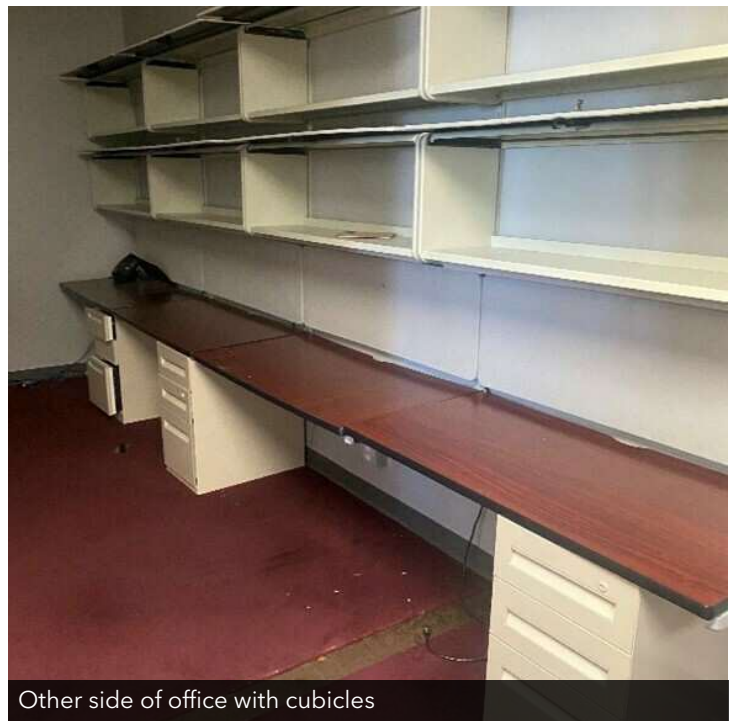
Open area with cubicles



Open area with cubicles



Office with cubicles



Other side of office with cubicles

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## MESA OFFICE BUILDING SUITE A-4

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Other side of large area with cubicles

Office

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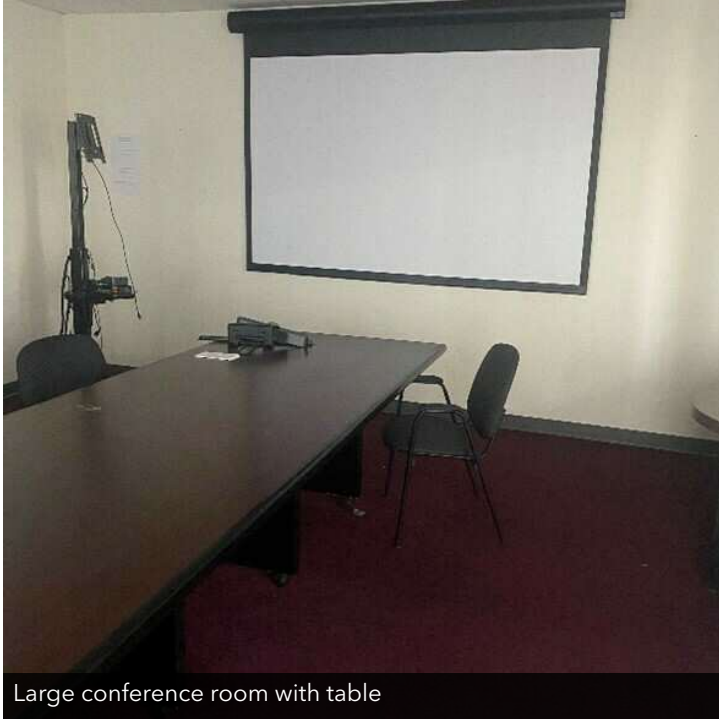
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# MESA OFFICE BUILDING SUITE A-5

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Large conference room with table



Office



Office with cubicles



Office with cubicles



IT room with file cabinets

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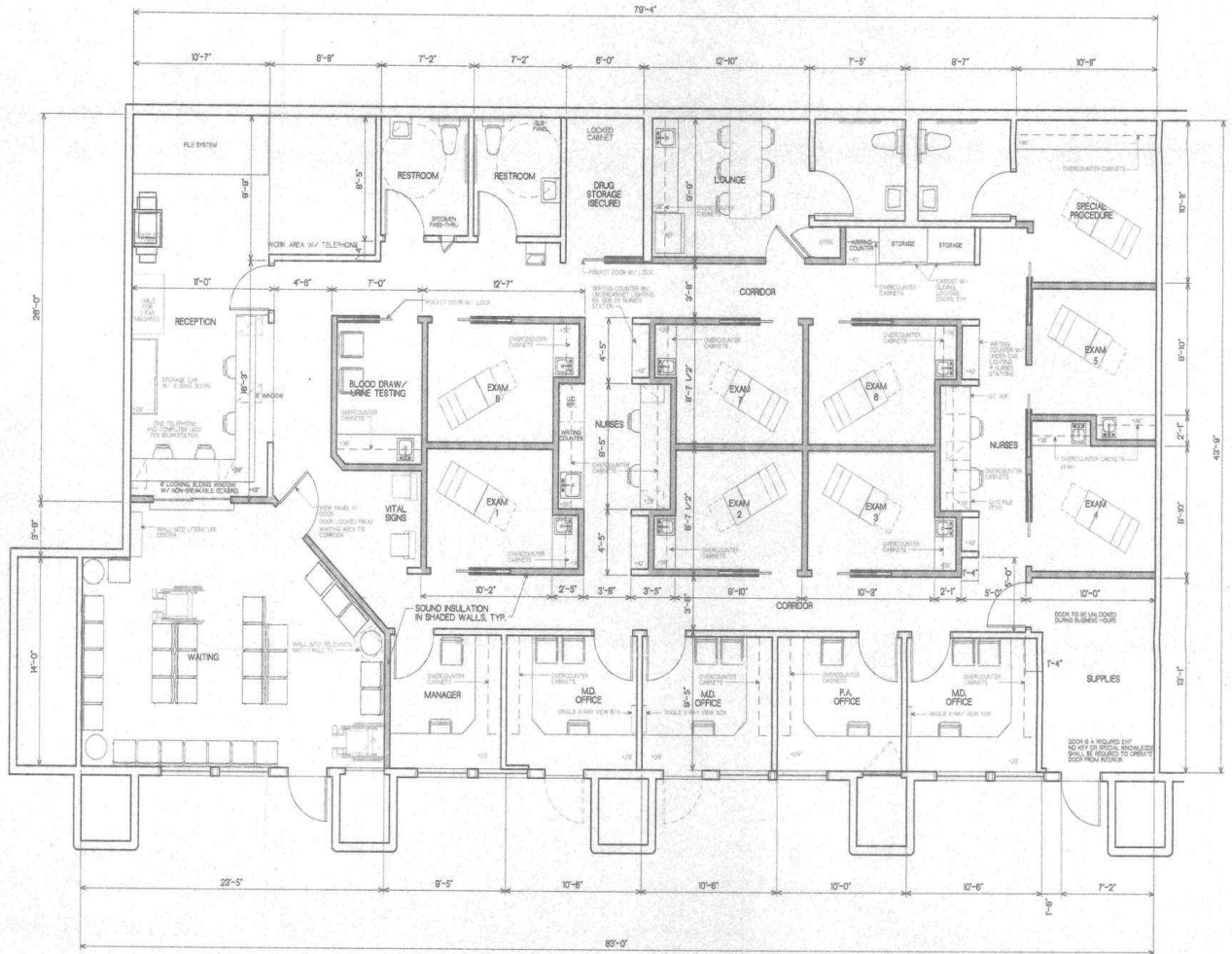


# MESA OFFICE BUILDING SUITE A6-A9 FLOOR PLAN 3,758 SF CREATE YOUR OWN CUSTOM SPACE

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CURRENT PARTIAL BUILDOUT

LEASE



SUITE A6 - A9

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# MESA OFFICE BUILDING SUITE A6-A9

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Reception



Reception & Office Staff



Exam Room With Equipment Space



Exam Room

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# MESA OFFICE BUILDING SUITE A6-A9

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Procedure Room



Office



Nurse Station



Break Room



Storage

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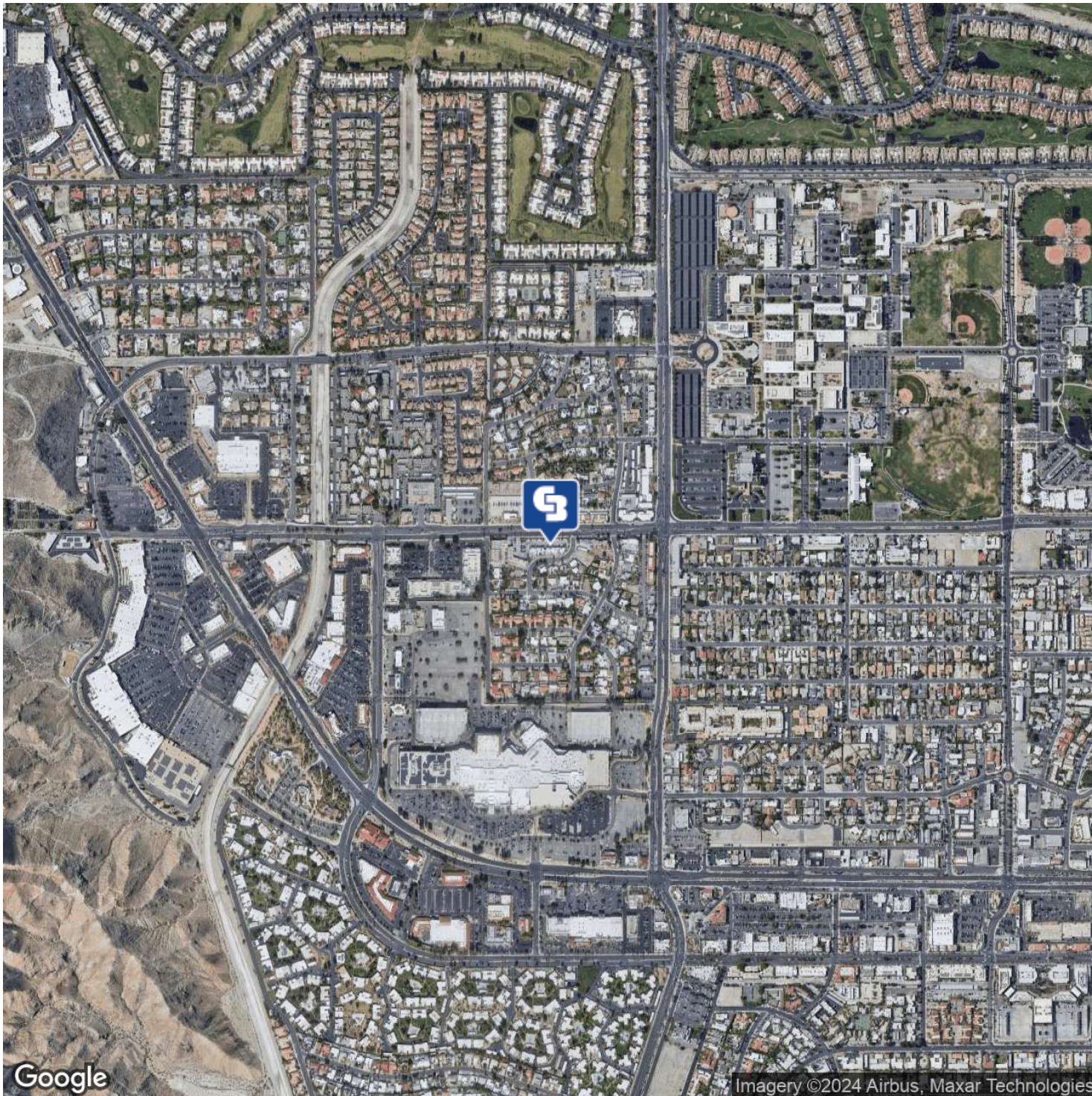




## BLDG.A

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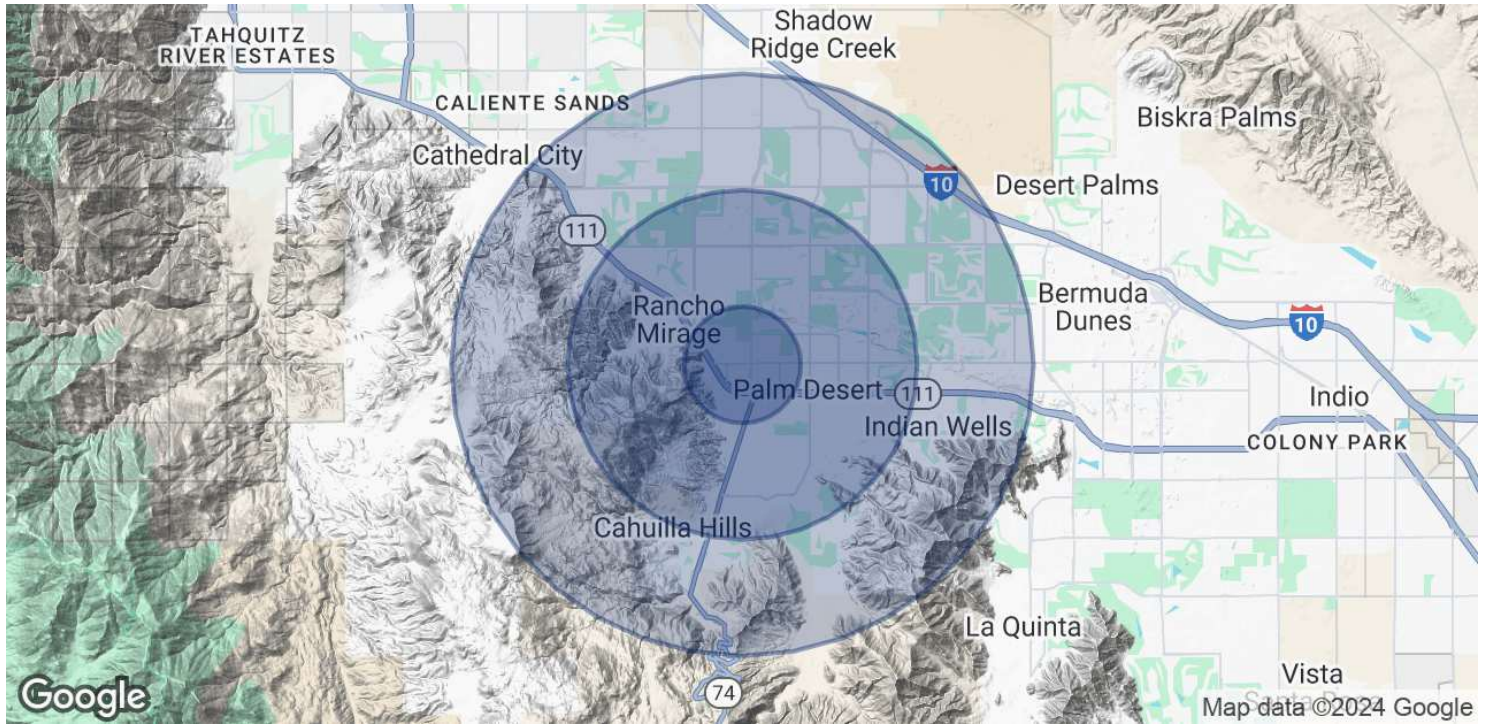
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### BLDG. A

72855 Fred Waring Dr, Palm Desert, CA 92260



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,776	41,028	69,481
Average age	45.2	51.5	55.6
Average age (Male)	41.8	49.9	54.6
Average age (Female)	46.7	52.4	56.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,273	19,695	33,807
# of persons per HH	2.1	2.1	2.1
Average HH income	\$71,313	\$93,245	\$105,588
Average house value	\$422,689	\$460,346	\$499,893

\* Demographic data derived from 2020 ACS - US Census

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### MARTA WARD BLODGETT

Executive Vice President

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